

Exhibit 1
Leases

Curbline Properties Corp.

<u>Mall / Property Name</u>	<u>Location</u>	<u>Tenant</u>	<u>Landlord</u>
Creekside Plaza	Roseville, CA	The Vitamin Shoppe	CL Creekside Plaza South CA LP
Grove at Harper's Preserve	Conroe, TX	Pet Supplies Plus	CL Preserve at HG TX LP

First Washington Realty

<u>Mall / Property Name</u>	<u>Location</u>	<u>Tenant</u>	<u>Landlord</u>
Gold River Town Centre	Gold River, CA	Pet Supplies Plus	DS Properties 18 LP
The Corner at Wescott	North Charleston, SC	Pet Supplies Plus	Hendon Wescott LLC
Brookside Shops	Kansas City, MO	The Vitamin Shoppe	GRI Brookside Shops, LLC

GCP Boom, LLC

<u>Mall / Property Name</u>	<u>Location</u>	<u>Tenant</u>	<u>Landlord</u>
Grand Central Plaza	Horseheads, NY	American Freight	GCP Boom LLC

JLL Property Management

<u>Mall / Property Name</u>	<u>Location</u>	<u>Tenant</u>	<u>Landlord</u>
Franklin Mills	Franklin Mills Circle, Philadelphia, PA	American Freight	Franklin Mills Associated Limited Partnership

Regency Centers, L.P.

<u>Mall / Property Name</u>	<u>Location</u>	<u>Tenant</u>	<u>Landlord</u>
Balboa Mesa Shopping Center	San Diego, CA	The Vitamin Shoppe	Regency Centers, L.P.
Black Rock II	Fairfield, CT	The Vitamin Shoppe.	Regency Centers, L.P.
Broadway Plaza	New York, NY	The Vitamin Shoppe.	Regency Centers, L.P.
Lower Nazareth Commons	Easton, PA	The Vitamin Shoppe	Regency Centers, L.P.
Northgate Marketplace	Medford, OR	The Vitamin Shoppe	Regency Centers, L.P.

Valencia Crossroads	Valencia, CA	The Vitamin Shoppe	Regency Centers, L.P.
Atlantic Village	Atlantic Beach, FL	Pet Supplies Plus	Regency Centers, L.P.
Bethany Park Place	Allen, TX	Pet Supplies Plus	Regency Centers, L.P.
Carmel Commons	Charlotte, NC	Pet Supplies Plus	Regency Centers, L.P.
Culver Center	Culver City, CA	Pet Supplies Plus	Regency Centers, L.P.
The Meadows	East Meadow, NY	Pet Supplies Plus	Regency Centers, L.P.
Festival at Manchester Lakes	Franconia, VA	Pet Supplies Plus	Regency Centers, L.P.
Holly Park	Raleigh, NC	Pet Supplies Plus	Regency Centers, L.P.
Northlake Village	Hermitage, TN	Pet Supplies Plus	Regency Centers, L.P.
Riverside Square / River's Edge	Chicago, IL	Pet Supplies Plus	Regency Centers, L.P.
Sheridan Plaza	Hollywood, FL	Pet Supplies Plus	Regency Centers, L.P.
Staples Plaza - Yorktown Heights	Yorktown, NY	Pet Supplies Plus	Regency Centers, L.P.
Valley Stream	Valley Stream, NY	Pet Supplies Plus	Regency Centers, L.P.

Exhibit 2

UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE

IN RE: . Chapter 11
. .
SPORTS AUTHORITY HOLDINGS, INC., et al, . Case No. 16-10527 (MFW)
. .
Debtors. . Courtroom No. 4
. 824 Market Street
. Wilmington, Delaware 19801
. Tuesday, April 26, 2016
.

TRANSCRIPT OF HEARING
BEFORE THE HONORABLE MARY F. WALRATH
UNITED STATES BANKRUPTCY JUDGE

APPEARANCES:

For the Debtors: Michael R. Nestor, Esq.
Andrew L. Magaziner, Esq.
YOUNG, CONAWAY, STARTGATT
& TAYLOR, LLP
Rodney Square
1000 North King Street
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For the Debtors: Robert A. Klyman, Esq.
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(Appearances Continued)

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1 for the GOB leases. But there's no commitment to allow that
2 payment to be made. And I assume that the lenders are going to
3 retain a security interest in that cash escrow agreement. Even
4 if they don't, that's clearly insufficient.

5 The debtor is correct under Montgomery Ward, you don't
6 have to pay the stub rent on the first day of the case. But in
7 a case where the landlords and other administrative claims are
8 clearly not budgeted or being paid while the landlord -- excuse
9 me, while the secured lenders' collateral is being liquidated
10 and their secured claim is being paid, I have a serious problem
11 with that.

12 I think the fix is no 506(c) waiver for anybody. And
13 to the extent that administrative claims are not paid at the
14 end of this case, there will be a claim against the lenders for
15 those costs under 506(c) to the extent they were necessary for
16 the preservation or realization of their collateral.

17 With respect to the DIP fees and interest, I accept
18 the debtors' testimony that the interest and other fees are
19 simply what were otherwise due to the lenders under the pre-
20 petition claims with the exception of the one six-million-
21 dollar fee. I am not as outraged by that as the committee is,
22 and I don't think that that was unreasonable because I can't
23 look at it in hindsight. I have to look at it from the
24 debtors' perspective at the day they entered into this DIP
25 loan, and given the terms and the amount, I'm not -- my